

EPHRATA TOWNSHIP SUPERVISORS' MEETING

October 17, 2017

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Rd., Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer
John Weber
Ty Zerbe
Manager: Steve Sawyer
Admin. Asst.: Jennifer Carvell
Engineer: Jim Caldwell

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion to close the public comment period was made by Ty Zerbe. The motion was seconded by John Weber and carried unanimously.

APPROVAL OF MINUTES

A motion was made by John Weber to dispense with the reading of the October 3, 2017 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

RICHARD STAUFFER – LAKESIDE VILLAS FENCE

Richard Stauffer, Developer of Lakeside Villa was present at the meeting. At a prior meeting a sketch plan of a proposed single-family housing development located off of Fulton Street near the Ephrata Township Park was presented to the Board of Supervisors. The sketch plan shows 39 lots with a proposed main access to East Fulton Street. A second access will be extended to Pleasant Valley Road when the commercial project on the southwest corner of Route 322 and Pleasant Valley Road is completed. Both properties are owned by the same developer. The Supervisors discussed requiring the developer to install a fence along the property line adjoining the Township park and also requiring the proposed roadway be shown on the subdivision plan so that future buyers have knowledge of the future extension of the road through the commercial development. Richard Stauffer presented to the Board of Supervisors pictures of the area that the Board of Supervisors would like to see a fence. Mr. Stauffer explained that there is a large drop off in several areas and that installing a fence would be very difficult. He explained that if he put the fence along the edge of the tree/brush line it would not be very appealing to the style of homes that he is planning to build. Maintenance of the fence was also discussed and the Board of Supervisors felt that it would be best if a homeowner's association be responsible for maintenance of the fence. The Board of Supervisors explained that the fence would enhance safety due to the steep slopes and also would

prevent residents from dumping yard waste and other trash ending up on the Township Park. In addition, it would also enhance security by preventing park users from entering the backyards of the homes. John Weber asked Mr. Stauffer when a grading plan would be completed for the project. Rick Stauffer stated that his Engineers are working on it now and should be completed in the near future. After discussion, the Board of Supervisors decided to table a decision regarding installation of a fence until a grading plan has been completed.

STAFF REPORTS

Manager Steve Sawyer

- **Creek Corner Heights – Time Extension to Act on the Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Pioneer Management on behalf of Creek Corner Heights, LLC dated October 2, 2017 granting an extension of time of 90 days for the plan review period. The new deadline would be February 17, 2018.

A motion was made by John Weber to accept the 90-day time extension granted by Creek Corner Heights, LLC for the Preliminary Plan review period. The new deadline for the Township to act on the plan will be February 17, 2018. The motion was seconded by Ty Zerbe and carried unanimously.

- **Evangel Assembly of God Church – Time Extension to Act on the Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Robert Gabriel & Associates on behalf of the Evangel Assembly of God Church dated September 29, 2017 granting an extension of time of 91 days for the plan review period. The new deadline for the Township to act on the plan would be January 16, 2018. The additional time is needed to satisfactorily address the PennDOT reviews.

A motion was made by Ty Zerbe to accept the 91-day time extension granted by Evangel Assembly of God for the plan review period. The new deadline for the Township to act on the plan will be January 16, 2018. The motion was seconded by John Weber and carried unanimously.

- **Denver Wholesale Foods – Time Extension to Record the Final Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Diehm & Sons on behalf of Denver Wholesale Foods dated October 5, 2017 granting an extension of time of 90 days to record the Final Plan.

A motion was made by John Weber to approve a 90-day time extension for Denver Wholesale Foods to record the Final Plan. The motion was seconded by Ty Zerbe and carried unanimously.

- **Resolution – Disposition of Records.** Staff prepared a Resolution for the Disposition of Township Records. The proposed disposition of Township records was in accordance with the PA Records Manual.

A motion was made by Ty Zerbe to approve the disposition of Township records as identified on the Resolution. The motion was seconded by John Weber and carried unanimously.

- **Rail Trail – Millway Road Project.** Manager Sawyer notified the Board of Supervisors that he met with Nathan Reiff, a neighboring property owner of the rail trail. The Township would like to construct a parking area to access along the rail trail at Millway Road. Nathan is willing to provide Ephrata Township with an Easement needed to complete the parking lot. Storm Water Management will also be needed in this area. A sketch of the proposed project was reviewed by the Board of Supervisors. In addition, Manager Sawyer notified the Board that the other neighboring property owner, Brian Sauder is also in support of the project. Mr. Sauder's farm field is approximately 3 to 5 feet from the proposed trail. He is requesting the Township install a new farm access drive due to the rail trail project. Manager Sawyer requested authorization from the Board of Supervisors to allow staff to move forward with preparing the necessary legal description needed to prepare an Easement Agreement between Nathan Reiff and Ephrata Township. The Board of Supervisors directed staff to begin preparing the legal description and Easement needed to move forward with the project.

Township Engineer – Jim Caldwell reported the following plans are being reviewed:

Creek Corner Heights - Traffic Improvements/PLDP
Lakeside Villas – Sketch Plan
MH Eby – Sketch Plan

- **Autumn Hills Development – Pollution Reduction Plan Meeting.** Jim Caldwell notified the Board of Supervisors that a meeting was held last week with Gerry Horst and Robert Gabriel to begin preparation of a plan for the stream bank restoration project. The plan would also include the proposed extension of the rail trail.
- **MS4 Program.** Randy Groome and Kara Kalupson from Rettew Associates met to prepare a BMP inspections procedure. The CS Datum program has all of the installed facilities since 2003 and will be helpful in tracking the inspections.

APPROVAL OF BILLS

A motion was made by John Weber to accept the list of checks written and to pay any bills pending. The motion was seconded by Ty Zerbe and carried unanimously.

CORRESPONDENCE

John Weber reported that there was no additional correspondence to report at this time.

Clark Stauffer announced a short recess and stated that the 2018 Budget Work Session would follow.

2018 BUDGET WORK SESSION

The Board reviewed a draft of the proposed 2018 budget. Direction was given to staff to finalize the preliminary budget. The Board will consider approval of the preliminary budget at their November 7, 2017 meeting.

A motion was made by Ty Zerbe to adjourn the meeting at 11:00 A.M. The motion was seconded by John Weber and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe